

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: November 14, 2005

Time: 7:00p

Location: CMHOA Clubhouse, 6007 Mt Bonnell Rd, Austin, TX, 78731

1. CALL TO ORDER: 7:03p. Present at the meeting were Mr. Grant, Mr. Joseph, Mr. Kline, Mr. Oppenheimer, and Mr. Chargualaf.

Others attending the meeting were Mr. and Mrs. Adkins, and Ms. Jastram.

2. MEMBER FORUM: No issues or questions were presented by members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed and corrected 10/10/05 minutes of Board of Directors Meeting. Mr. Grant moved to approve, seconded by Mr. Kline, motion passed unanimously.
 - b. Reviewed and corrected 10/26/05 minutes of Board of Directors Special Meeting. Mr. Grant moved to approve, seconded by Mr. Kline, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Mr. Oppenheimer inquired about the increase in electrical costs for the Association. The Manager indicated that these were due to increased use of the clubhouse by members in 2005. Mr. Joseph also noted that the City of Austin has increased rates in the past 18 months. The Board discussed an increase in the clubhouse use fee from \$25 to \$35 to offset the City of Austin rate increases. Mr. Joseph moved to increase the clubhouse use fee from \$25 to \$35 effective November 15, 2005. Mr. Grant seconded the motion. Mr. Grant, Mr. Joseph, and Mr. Oppenheimer voted for the motion, and Mr. Kline voted against it.
 - b. Mr. Kline moved to accept the financial report, seconded by Mr. Grant, motion passed unanimously.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. The Manager notified the Board that a folding table was broken while a member was renting the clubhouse. Mr. Kline moved to have the Manager notify the member to replace the broken table with a new table at cost. Mr. Grant seconded the motion and it passed unanimously.
6. OLD BUSINESS: None
7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: Mr. Harrison presented the Board with a form that simplifies and standardizes the process for submitting Lot improvements to the ECC. The committee asked for feedback from Board members before implementing the form.
 - b. Communications Committee: Mr. Joseph presented the Association web site report for the month of October. Traffic volume on the site was similar to

previous months. The results of the 2005 Member Survey will be published in the Fall 2005 edition of the *CMHOA Newsletter*, which will be distributed this week. This edition of the newsletter includes advertising from some area businesses. The Association received approximately \$350 in revenue from this advertising.

- c. Social/Activities Committee: The committee has planned the Holiday Party, which will be held December 11th from 5-8p. Twin Liquors and Macaroni Grill will be sponsoring the event. Also, the committee is sponsoring a Holiday Food and Fund Drive from November 5th to December 16th to benefit the Capitol Area Food Bank. Information for both events is available on the website.
- d. Welcome Committee: No report.
- e. CCR Review Committee: No report.

8. NEW BUSINESS:

- a. 2006 Annual Meeting: The Board discussed preparation for the 2006 Annual Meeting, which will be held on February 15th (third Wednesday in February) as required by the Association bylaws. Mr. Oppenheimer proposed an Election Committee to prepare nomination materials, draft the Annual Meeting ballot, and manage the election process. Members will be asked to elect three new Directors for the Board and to vote on the proposed bylaw amendments that the Board approved on October 26th. The Board agreed to include a nominations form in the Fall 2005 *CMHOA Newsletter*. Nominations are due on January 2, 2006. Per the Association bylaws, a notice of the 2006 Annual Meeting and a ballot will be sent to all owners no later than January 15, 2006. Mr. Grant moved to set the 2006 Lot assessment at \$41.31, the same amount as 2005. Mr. Joseph seconded the motion and it passed unanimously.

9. NEXT MEETING: December 12, 2005, 7:00p at the clubhouse.

10. ADJOURNMENT: Motion by Mr. Joseph, seconded by Mr. Grant, motion passed unanimously. Meeting adjourned at 8:09p.

Minutes submitted by the Board of Directors' Secretary, Kurt Joseph.

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.